



# 1900

## RIVERSIDE PARKWAY

Lawrenceville, GA | 30043



CONFIDENTIAL OFFERING MEMORANDUM

## NOTICE

# DISCLAIMER

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This Offering Memorandum and any subsequent evaluation material you may be provide (collectively known as the "Offering Memorandum") is intended solely for your limited use in considering whether to pursue negotiations to acquire 1900 Riverside Parkway. (the "Property") located in Lawrenceville, Georgia. The property is being marketed for sale by RG Real Estate (broker).

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by RG Real Estate. It does not, however, intend to be all-inclusive or to contain all of the information that a prospective purchaser may desire. RG Real Estate makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

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EXECUTIVE SUMMARY

# OVERVIEW

RG Real Estate is pleased to present a rare opportunity to acquire a well-maintained medical office building 100% leased to Northside Hospital in Lawrenceville, Georgia. The property is fully occupied by Northside Hospital, providing stable, credit-backed income. The property was built in 1996 and the Tenant expanded the building by approximately 7,000 SF in 2013 in order to accommodate an MRI. 1900 Riverside Parkway is located within a ± 5 minute drive to Northside Hospital Gwinnett and Discovery High School, both of which are large drivers for patient volume. The property has excellent visibility with easy access to Highway 316. The surrounding area also offers strong demographics, with approximately 232,700 residents with an average household income of ±\$105,107 within a 5-mile radius.

## Property Highlights

**OCCUPANCY**

100% occupied by Northside Hospital

**MINIMAL LANDLORD RESPONSIBILITY**

Tenant responsible for roof, HVAC, structure, and taxes. Landlord only responsible for insurance.

**LOCATION**

± 5 minute drive to Northside Hospital Gwinnett

**SPECIALIZED BUILDOUT**

MRI installation creates high relocation costs, anchoring Tenant to the property and strengthening long-term lease stability.

**LIMITED SUPPLY**

Extremely limited competing medical office supply



## OFFERING SNAPSHOT

<b>Address:</b>	1900 Riverside Parkway Lawrenceville, GA 30043
<b>List Price:</b>	\$5,600,000.00 (\$417.19/SF)
<b>CAP Rate:</b>	7.04%
<b>RSF:</b>	13,432 SF
<b>Occupancy:</b>	100%
<b>Parking Ratio:</b>	5.21/1,000 SF (70 Spaces)
<b>Zoning:</b>	O1 (General Business)
<b>County:</b>	Gwinnett
<b>Land Parcel:</b>	1.04 AC
<b>Parcel Number:</b>	R7033 221
<b>Year Built / Renovate:</b>	1996 / 2013
<b>Construction:</b>	Masonry

SUMMARY

# TENANT OVERVIEW



## NORTHSIDE HOSPITAL

Northside Hospital Sports Medicine Specialists is the orthopedic and sports medicine division of Northside Hospital. They provide physician-led orthopedic care, sports medicine services, imaging/diagnostics, surgical consultations, and rehabilitation services.

The practice operates as part of Northside Hospital's integrated healthcare system, with coordinated referrals across its hospital network and affiliated physicians. The tenant is located within a multi-location outpatient orthopedic platform serving the broader Atlanta metropolitan area.



FINANCIAL OVERVIEW

# RENT ROLL

TENANT	SQUARE FOOTAGE	PRO RATA	EXP. DATE	RATE	ANNUAL RENT	MONTHLY RATE	INCREASES	RENEWALS	TENANT EXPENSE
Northside Hospital	13,423	100%	12/31/29	\$29.74	\$399,220.30	\$33,268.36	3.0%	N/A	Taxes; Utilities; interior & exterior maintenance, including repair and replacement of roof, HVAC and parking
<b>TOTALS</b>	<b>13,423</b>	<b>100%</b>			<b>\$399,220.30</b>	<b>\$33,268.36</b>			

<u>GROSS RENTAL REVENUE</u>	\$399,220.30
EFFECTIVE GROSS REVENUE	\$399,220.30

PROPERTY TAX	\$37,110.48
INSURANCE	\$5,000.00
<u>TOTAL EXPENSES</u>	\$42,110.48

REIMBURSABLES	\$37,110.48
<u>EXPENSES AFTER REIMBURSABLES</u>	\$5,000.00

NOI	\$394,220.30
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LOCATION

# MAPS





# 1900

## RIVERSIDE PARKWAY

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For Information, Please Contact:

**Brett Buchwald**

SVP · ACQUISITIONS

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Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.